



COLDWELL BANKER RESIDENTIAL BROKERAGE

SERVING LONG ISLAND AND QUEENS, NY

Prepared especially for:  
Mr. & Mrs Daniel & Debra Shea  
Date: January 9, 2015

For Marketing the Property Located at:  
137 Woodland St.



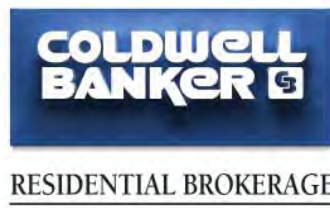
Joseph Perrone  
ASSOCIATE BROKER  
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# The Coldwell Banker Positioning & Marketing Strategy



[ColdwellBankerMoves.com](http://ColdwellBankerMoves.com)



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SERVING LONG ISLAND AND QUEENS, NY

January 9, 2015

Mr. & Mrs Daniel & Debra Shea  
137 woodland St.  
East Islip NY 11730

Dear Dan & Debra,:

This proposal includes a comprehensive market analysis that will assist us in determining the market value of your Home..This Carefully Prepared report of Current & Past Market Activity Compares your home with Other similar properties in your area.

\* Based on Attached Market Analysis, Your home is  
Valued between \$425,000 -\$475,000

Sincerely,

Joseph Perrone  
Associate Broker



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## Subject Property Profile for

### 137 Woodland St.

The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

Taxes:	Lot Size: 120x190
Town: East Islip	Schools: East Islip
Yr Blt:	Style: Victorioan
Const: Vynle	Appearance: Exellent
Bedrooms: 5	Full Baths: 2
Half Baths: 0	Total Rooms: 10
Heating: oil	Fuel: ohw
Cooling:	Fireplaces: 0
Car Spaces: 4	Garage: 0
Driveway: yes	Basement: full
Fin Basement: yes	Dining: Formal
Pool: In Ground	Porch: Covered
Patio: Cement	Attic: Yes
Waterfront: No	Waterview: No



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## Comparative Market Analysis Summary

### Currently On The Market

<u>Address</u>	<u>Style</u>	<u>Const</u>	<u>Beds</u>	<u>Fbath</u>	<u>Hbath</u>	<u>Year Built</u>	<u>Sold Price</u>	<u>List Price</u>
10 Suffolk Ln	Colonial	Frame	5	2	1	1970		\$439,000

Average of 1 Properties: \$439,000    Min: \$439,000    Max: \$439,000    Median: \$439,000

### Under Contract

<u>Address</u>	<u>Style</u>	<u>Const</u>	<u>Beds</u>	<u>Fbath</u>	<u>Hbath</u>	<u>Year Built</u>	<u>Sold Price</u>	<u>List Price</u>
20 Marlboro Ln	Colonial	Vinyl	5	3	1	1968		\$350,000
23 Bayview Ave	Victorian	Wood	5	2	0	1848		\$399,000
12 Jefferson St	Colonial	Frame	4	2	1	2014		\$449,000

Average of 3 Properties: \$399,333    Min: \$350,000    Max: \$449,000    Median: \$399,000

### Recently Sold

<u>Address</u>	<u>Style</u>	<u>Const</u>	<u>Beds</u>	<u>Fbath</u>	<u>Hbath</u>	<u>Year Built</u>	<u>Sold Price</u>	<u>List Price</u>
41 Bayview Ave	Colonial	Wood Frame	4	2	0	1941	\$427,000	\$449,000
169 Woodland Dr	Colonial	Frame	4	2	1	1994	\$487,500	\$499,000

Average of 2 Properties: \$457,250    Min: \$427,000    Max: \$487,500    Median: \$457,250

### Off The Market

<u>Address</u>	<u>Style</u>	<u>Const</u>	<u>Beds</u>	<u>Fbath</u>	<u>Hbath</u>	<u>Year Built</u>	<u>Sold Price</u>	<u>List Price</u>
233 Marilyn St	Colonial	Frame	4	3	0	1959		\$499,000

Average of 1 Properties: \$499,000    Min: \$499,000    Max: \$499,000    Median: \$499,000



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